

LARRY HUSHOUR  
*Mayor*

JASON M. POIRIER  
*Council President*



*Council Members*  
PAMELA M. REED  
*Secretary*

KARL L. MUNDER  
LYNNE P. GALLETTI  
STEPHEN L. DOMOTOR

January 3, 2022

First United Bank & Trust  
Attn: Mohamed A Majeed, Vice President Commercial Relationship Manager  
12892 Garrett Highway  
Oakland, MD 21550

Re: Irrevocable Letter of Credit Bond No.: 673 Site Plan Number: S-19-0010  
Project: Twin Arch Business Park, Section 4, Phase 2, Lot 18A Site Plan  
Public Works Agreement No.: S-19-0010, J&J Trash, 2504 Back Acre Circle, LLC

Dear Mr. Majeed,

Reduction in the amount of \$143,244.50 on the above referenced Letter of Credit is hereby approved by the Town of Mount Airy as work has been completed to the Town's satisfaction. The new liability of \$14,324.40, with all other terms and conditions, remain in full force and effect.

For questions or clarifications, contact the Planning & Zoning Review Coordinator, Debra Clinton at 301-829-1424.

Very truly yours,

Larry Hushour  
Mayor

c: J&J Trash  
Attn: John W. Cavell, Managing Member  
2504 Back Acre Circle  
Mount Airy, MD 21771

File

**Twin Arch Business Park, Section 4, Lot 18A - S-19-0010 J&J Trash**

Contract Amounts for Periodic Reductions in Letter of Credit No. 673 Expires on 7/21/2021

Original Bond Set-up 8/12/2020

Work Description	Contract Amount for Security Deposit	Approved Reductions To Date	Balance on Hand	Release Requested	Release Recommended
Road Paving***	\$ -	\$ -	\$ -	\$ -	
Curb, gutter and sidewalk***	\$ -	\$ -	\$ -	\$ -	
Storm Drainage***	\$ -	\$ -	\$ -	\$ -	
SWM*	\$ 86,793.00	\$ -	\$ 86,793.00	\$ 86,793.00	\$ 86,793.00
Sediment Control*	\$ 17,732.50	\$ -	\$ 17,732.50	\$ 17,732.50	\$ 17,732.50
Grading***	\$ -	\$ -	\$ -	\$ -	
Water***	\$ 6,444.00	\$ -	\$ 6,444.00	\$ 6,444.00	\$ 6,444.00
Sewer***	\$ 27,100.00	\$ -	\$ 27,100.00	\$ 27,100.00	\$ 27,100.00
Landscaping***	\$ 5,175.00	\$ -	\$ 5,175.00	\$ 5,175.00	\$ 5,175.00
Totals	\$ 143,244.50	\$ -	\$ 143,244.50	\$ 143,244.50	\$ 143,244.50
Contingency *** 10%	\$ 14,324.45		\$ 14,324.45	\$ 14,324.45	\$ -
Total Amount Bonded	\$ 157,568.95	\$ -	\$ 157,568.95	\$ 157,568.95	\$ 143,244.50

- \* Approval of Carroll County Stormwater Management Office required prior to release
- \* Approval of Carroll County Office of Grading and Sed. Control required prior to release
- \*\*\* Approval of Town Engineer and Planner required prior to release

**REDUCTION SUMMARY**

Date Approved	Amount
Date Set Up - 08/11/82020	\$ 157,568.90
Date 1st Release - 1/03/2022	\$ (143,244.50)
Total	\$ 14,324.40

APPROVED BY:  
Debra Clinton  
Date: Jan. 3rd 2022

*Debra Clinton*

January 3, 2022

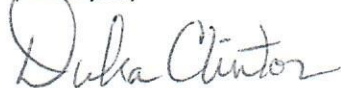
On April 6, 2020, the Public Works Agreement - Twin Arch Business Park Lot 18A was presented to the Town Council. Councilmember Hushour moved to accept, Councilmember Washabaugh seconded. Vote: All in favor.

On September 8, 2020, the Town of Mount Airy and 2504 Back Acre Circle, LLC entered into a Public Works Agreement (PWA) for Twin Arch Business Park, Section 4, Lot 18A, J&J Trash, S-19-0010. An Irrevocable Letter of Credit was submitted for the Surety of the PWA.

\*All letters are attached:

- November 3, 2021, Ronald Thompson, VANMAR ASSOCIATES, requested a release on the Surety.
- November 10, 2021, Carroll County Stormwater Management denied and commented on the SWM as-built.
- November 29, 2022, Carroll County Stormwater Management approved the SWM as-built and recommended the stormwater management bond money be released.
- December 17, 2021, Carroll County Sediment Control approved bond money be released.
- December 17, 2021, Town of Mount Airy Engineer approved the SWM as-built and recommended the Water, Sewer, and Landscaping bond money be released.
- The Town of Mount Airy holds the contingency bond money on every PWA for 1 year for unforeseen repairs, recommended by the Town Engineer.

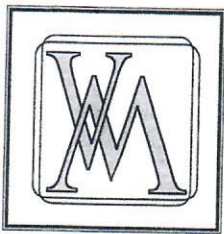
Thank you,



Debra Clinton

Planning & Zoning Review Coordinator





VANMAR  
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890  
(301) 695-0600

(301) 831-5015

(410) 549-2751  
Fax (301) 831-5603

November 3, 2021

Mr. Bernard M. Quinn  
Town Engineer  
Town of Mount Airy  
110 S. Main Street  
P.O. Box 50  
Mount Airy, MD 21771

RE: S-15-0024 Twin Arch Business Park, Sec. 4 Lot 18A

Dear Mr. Quinn:

On behalf of 2504 Back Acre Circle, LLC and J&J Trash Services, enclosed is the As-Built Mylar for Lot 18A, Twin Arch Business Park Section IV. The SWM As-Built has been submitted to Carroll County Bureau of Resources – Stormwater Management. With this submission, we are requesting the Town release the Surety for the Site Plan.

Please contact me with any questions you may have.

Thank you,

VANMAR ASSOCIATES



Ronald E. Thompson, P.E.

cc: Deb Clinton, Town of Mount Airy  
John Cavell, J&J Trash Service



FILE COPY

RECEIVED  
NOV 10 2021

BY: Deb

Janet O'Meara, Bureau Chief  
Bureau of Resource Management  
410-386-2712  
Fax: 410-386-2924  
Toll Free 1-888-302-8978  
www.carrollcountymd.gov



Department of  
Land and Resource Management  
Carroll County Government  
225 North Center Street-  
Westminster, Maryland 21157  
MD Relay Service 7-1-1/1-800-735-2258 (TTY)

November 10, 2021

Van Mar Associates, Inc.  
Attn: Mr. Ron E. Thompson, Jr.  
P.O. Box 328  
Mount Airy, MD 21771

**Re: Twin Arch Business Park, Section 4, Lot 18A**  
**File # S-19-0010**

Dear Mr. Thompson:

A stormwater management review and field inspection were performed for the above referenced site submitted November 3, 2021. The following comment must be addressed:

1. **RE: Plans Sheet 4.** The stormwater management as-built cross section on the above sheet drawn in red must have the scale stated below the section and have the as-built width labeled.

This office anticipates the above comment being addressed by December 15, 2021.

If you have any questions or need further assistance, please do not hesitate to contact this office at (410) 386-2210, Monday through Friday between 7:00 a.m. and 3:00 p.m.

Sincerely,

  
Myron R. Frook  
Stormwater Management Review Assistant

MRF/tlf

cc: Twin Arch Associates Family, c/o Emmett Full,  
5720 Woodville Road, Mount Airy, MD 21771  
Bucheimer Road, LLC, Attn: Mr. John Cavell,  
225 Bucheimer Road, Suite 101, Frederick, MD 21701  
Town of Mt. Airy, Attn: Mr. John Breeding  
P.O. Box 50, Mt. Airy, MD 21771  
Janet O'Meara, Bureau Chief  
Bureau of Resource Management  
File

**RECEIVED**  
NOV 22 2021

BY: Deb

12-1-21

Janet O'Meara, Bureau Chief  
Bureau of Resource Management  
410-386-2712  
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Department of  
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225 North Center Street  
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November 29, 2021

Van Mar Associates, Inc.  
Attn: Mr. Ron E. Thompson, Jr.  
P.O. Box 328  
Mount Airy, MD 21771

**Re: Twin Arch Business Park, Section 4, Lot 18A**  
**File # S-19-0010**  
**Stormwater management as-built paper print and TIF File – Approved, AB#971**

Dear Mr. Thompson:

A stormwater management review was performed for the above referenced site submitted November 24, 2021. The previous comment was addressed; therefore, the County will accept the stormwater management as-built paper prints.

The electronic version of the stormwater management as-builts, a (TIF) file submitted November 29, 2021, to this office, is also approved.

I will notify the Town of Mt. Airy, by copy of this letter, recommending the stormwater management bond money be released.

If you have any questions or need further assistance, please do not hesitate to contact this office at (410) 386-2210, Monday through Friday between 7:00 a.m. and 3:00 p.m.

Sincerely,

  
Myron R. Frock  
Stormwater Management Review Assistant

MRF/tlf

cc: Twin Arch Associates Family, c/o Emmett Full,  
5720 Woodville Road, Mount Airy, MD 21771  
Bucheimer Road, LLC, Attn: Mr. John Cavell,  
225 Bucheimer Road, Suite 101, Frederick, MD 21701  
Town of Mt. Airy, Attn: Mr. John Breeding  
P.O. Box 50, Mt. Airy, MD 21771  
Janet O'Meara, Bureau Chief  
Bureau of Resource Management  
File

**RECEIVED**  
**DEC 06 2021**  
**BY: Deb**

12-7-2021